

102.0

0006

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
634,300 / 634,300
634,300 / 634,300
634,300 / 634,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NASHED BALSAM A & MICHEAL M	
Owner 2:	
Owner 3:	

Street 1: 2 AVERY ST UNIT 24A

Street 2:

Twn/City: BOSTON

St/Prov: MA Cntry Own Occ: N

Postal: 02111 Type:

PREVIOUS OWNER

Owner 1: NASHED MICHAEL -	
Owner 2: -	

Street 1: 53 DICKSON AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 996 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

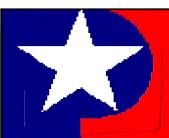
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7983	Sq. Ft.	Site			0	70.	0.83	5									461,644						461,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								66172
								GIS Ref
								GIS Ref
								Insp Date
								11/01/18
								18194!



USER DEFINED

Prior Id # 1: 66172	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	06:53:59
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	172,700	0	7,983.	461,600	634,300		Year end	12/23/2021
2021	101	FV	166,800	0	7,983.	461,600	628,400		Year End Roll	12/10/2020
2020	101	FV	166,800	0	7,983.	461,600	628,400	628,400	Year End Roll	12/18/2019
2019	101	FV	151,800	0	7,983.	468,200	620,000	620,000	Year End Roll	1/3/2019
2018	101	FV	151,800	0	7,983.	349,500	501,300	501,300	Year End Roll	12/20/2017
2017	101	FV	151,800	0	7,983.	316,600	468,400	468,400	Year End Roll	1/3/2017
2016	101	FV	151,800	0	7,983.	303,400	455,200	455,200	Year End	1/4/2016
2015	101	FV	151,000	0	7,983.	257,200	408,200	408,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NASHED MICHAEL,	60056-519		9/21/2012	Convenience		1	No	No	
NASHED BALSAM A	31387-344		8/9/2000	Family		1	No	No	4
	13000-655		6/23/1976		40,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2011	490	Redo Kit	27,130					
12/15/1994	667	Manual	1,113					WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
3/22/2019	Mail Update	JO	Jenny O
11/1/2018	MEAS&NOTICE	BS	Barbara S
1/6/2009	Measured	372	PATRIOT
10/26/2000	Hearing N/C	201	PATRIOT
5/5/2000	Inspected	197	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
8/16/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 19 - Ranch	Sty Ht: 1 - 1 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good									<p>Sum Area By Label: FFL = 996 WDK = 24 BMT = 936 GAR = 240</p>											
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 2 - Clapboard	15%	A Bath:	Rating:									4	4	FFL (34)	18							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN	View / Desir:	OthrFix:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:									6	6	WDK (24)	17		
GENERAL INFORMATION				Kits: 1	Rating: Very Good	1st Res Grid	Desc: Line 1	# Units: 1									40								
Grade: C - Average	Year Blt: 1953	Eff Yr Blt:	Alt LUC:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O									24									
Jurisdct: G13	Fact: .	Const Mod:	Lump Sum Adj:	Fpl: 1	Rating: Average	Other										GAR (240)	20	FFL BMT (936)	12						
INTERIOR INFORMATION				WSFlue:	Rating:	Upper										18	26	2 FFL 13	(26)						
Avg Ht/FL: STD	Prim Int Wal: 1 - Drywall	Sec Int Wall: %	Partition: T - Typical	% Own:	Name:	Lvl 2										24									
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 31 %	DEPRECIATION	Phys Cond: AV - Average	31. %	Lvl 1																			
Bsmnt Flr: 12 - Concrete	Subfloor:			Functional:	%	Lower																			
Bsmnt Gar:	Electric: 3 - Typical			Economic:	%	Totals	RMS: 5	BRs: 2	Baths: 1	HB	Exterior:	No Unit	RMS	BRS	FL										
Insulation: 2 - Typical				Special:	%		1	5	2		Interior:														
Int vs Ext: S				Override:	%	Additions:																			
Heat Fuel: 1 - Oil				Total: 31 %		Kitchen:																			
Heat Type: 3 - Forced H/W						Baths:																			
# Heat Sys: 1	% Heated: 100	% AC: %				Plumbing:																			
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled			Electric:																			
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:																
SPEC FEATURES/YARD ITEMS				PARCEL ID 102.0-0006-0001.0								IMAGE													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:									Total Special Features:															